

**COMMITTEE ON INFRASTRUCTURE & PUBLIC LANDS  
WOBURN CITY HALL  
CITY COUNCIL CHAMBER  
NOVEMBER 23, 2020 at 6:14 p.m.**

Voting Members present: Chairman pro tem Robert Ferullo Alderman Joanne Campbell,  
Alderman Darlene Mercer-Bruen, and Alderman Jeffrey Dillon. Absent: Chairman Richard  
Gately

Non-Voting Members present: Alderman Michael Concannon, President Lindsay Higgins,  
Alderman Joseph Demers, and Alderman Edward Tedesco

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VOTED to dispense with the reading of the minutes from the meeting of September 28, 2020,  
and to approve, all in favor, 4-0.

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**Order to lay out Hill Street as a public way:** Representing the petitioners were Attorney Joseph R. Tarby III, Murtha Cullina, Rubin & Rudman LLC, Suite 7, Woburn, MA; George Ryan, Stantec Planning and Landscape Architecture P.C., 226 Causeway Street, Boston, MA; and Chad Reynolds, Leggat McCall Properties, 10 Post Office Square, Boston, MA. Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell to suspend the rules to allow Attorney Tarby to address the committee; approved, 4-0. Attorney Tarby said the petitioner met with the Planning Board on October 27. He said there were no objections or concerns but offered five suggestions. Mr. Ryan offered a visual presentation with slides depicting the Hill Street area. He said the right-of-way will be extended across the existing bike path which abuts the former Kraft Foods site. He said the proposal calls for two lanes in each direction and three lanes exiting from the Kraft site. He said the park & ride lot will be reconfigured. He said the proposal involves a new exit from McDonald's that will give a little more separation between the access/egress to the parking lot and Montvale Avenue. He said there will be improvements to the bike path with warning signs. He said comments from the Planning Board and the City Engineer's department were incorporated into the plan of record. He said the widening of Hill Street will occur primarily on the west side of the street, with a narrower widening on the easterly side. He said the majority of the improvements will occur on the westerly side of Hill Street. He said they tried to consolidate the improvements. He said the proposed entrance to Hill Street narrows from 92 feet to 82 feet and includes a sidewalk and landscaping buffer. He said there is a stormwater management system that underwent peer review before the Conservation Commission issued an order of conditions. He said it was decided to incorporate MassDOT land into the runoff system. He said the site will continue to drain to the areas it drains now. He said there will be new pipe installed along Hill Street. He said the existing conditions could use improvements. He said the developer is going to clean up a lot of the area. Alderman Mercer-Bruen said she wants to make sure there is no intention to use the bike path as emergency access. Mr. Ryan said police and fire may use the bike path as an

access point for emergencies. Alderman Mercer-Bruen said her intention will be to prohibit the use of the bike path for emergency access. Mr. Ryan said the intent is to use Hill Street for primary access and the bike path was designed so it could accommodate emergency vehicles. Alderman Mercer-Bruen said what is not going to happen is other town's problems are going to become Woburn's problems. She said she wants to make that clear. Attorney Tarby said there will be emergency access via Forest Street. He said he will propose a condition to that effect. He said he and Mr. Reynolds met with Fire Chief Stephen Adgate, Deputy Fire Chief Donald Kenton, Fire Prevention Inspector Ricardo Gomez and Lt. Keith Peary and they made it clear emergency access will be via gate to which only public safety officials from Woburn and Winchester will have a key, and the only time the gate will be accessed is in the event of a catastrophe. Alderman Mercer-Bruen said people who live in the residential areas of the development are going to need ambulance services, and the gate is not intended to be used by an ambulance for access to the assisted living facility or the residential area. Attorney Tarby said the gate will absolutely not be used for routine ambulance service. He reiterated the only people with keys to the gate will be at the Winchester and Woburn fire departments. He said the ambulance companies will not be provided with keys to the gate. Alderman Mercer-Bruen said access to the gate did cause her some concern. She said there was a memorandum of understanding in May 2018 that references the right of way, and it needs to be addressed. Attorney Tarby said Mr. Ryan and Mr. Reynolds met with City Engineer John Corey and Asst. City Engineer Greg Rheaume and he thinks those issues were worked out. Mr. Ryan said officials with the Engineering Dept. were satisfied. Alderman Mercer-Bruen said she thinks the committee needs to formally hear from Engineer Corey. She said she does not think the committee should vote until it gets a final plan that is reviewed by Engineer Corey. Attorney Tarby said the council is required to hold a public hearing. He said the earliest a hearing can occur is December 15. He suggested holding another committee meeting on December 7. Motion made by Alderman Campbell and seconded by Alderman Mercer-Bruen to accept and make part of the permanent record a memo from the Planning Board dated October 27, 2020 and entitled: "Report of the Planning Board on petition to lay out a reconstructed and widened Hill Street as a public way/Alderman Richard Gately;" approved, 4-0. Motion made by Alderman Mercer-Bruen and seconded by Alderman Campbell to send a communication to City Engineer Corey asking him to attend a meeting of the Infrastructure & Public Lands Committee on December 7, 2020; and if he is unable to attend to send a proxy and a copy of his report; approved, 4-0.

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Motion made by Alderman Mercer-Bruen and seconded by Alderman Dillon to adjourn, 4-0.  
Chairman pro tem Ferullo adjourned the meeting at 6:34 p.m.

A TRUE RECORD ATTEST

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Gordon Vincent  
Clerk of Committees